

Mr Richard Maung  
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London  
EC4A 3BQ

Application Ref: **2016/4842/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

20 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**Astor College**  
**99 Charlotte Street**  
**London**  
**W1T 4QB**

Proposal: Variation of condition 10 (SUDS) of planning permission 2015/1139/P dated 27/08/15 (for refurbishment of existing student accommodation comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward to provide 60 additional bedrooms, provision of ground floor cafe and pedestrianisation of Bedford Passage), namely to change the trigger for condition 10.

Drawing Nos: Letter by Deloitte Real Estate dated 1st September 2016; site location plan.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.10 of planning permission 2015/1139/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 10**



Prior to commencement on site of the new rear extension, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change and should aim to achieve a 50% reduction in surface water run off rates of the new rear extension area. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The applicant wishes to phase the development and so rather than details of SUDS being required 'prior to commencement of development', the wording of the condition would be altered to require these details to be provided 'prior to commencement of the new rear extension'. In addition the condition would specify that SUDS should aim to achieve a 50% reduction in surface water run off rates 'from the new rear extension area'.

Thames Water have not highlighted any issues with the network being able to cope with the original development and the development does not fall within a Local Flood Risk Zone. In addition the development proposed for the existing building (2 storey upper ground floor front extension and extension to front central bay), which will not be subject to this condition, is relatively minor (390sqm) in comparison to the proposed rear extension (1342sqm). The sustainability officer has confirmed the acceptability of the amendment.

In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of sustainability, appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

The planning and appeal history of the site has been taken into account when coming to this decision.

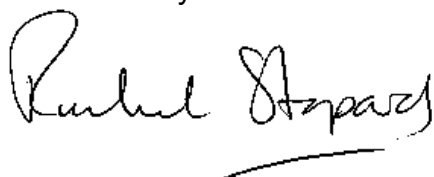
As such, the proposed development is in general accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

2 You are advised that this decision relates only to the changes set out in the description and on the application form and shall only be read in the context of the

substantive permission ref 2015/1139/P dated 27/08/15 and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities

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